THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $243,900.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 449558 DEEDWARR
08/04/2020 01:09:21 PM 2 pgs
Fees: $13.00 Taxes: $902.43

20200804-0086185

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Damont Thomas and Sheree Noele Thomas 3034 Ewingdale Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 059 04 0A 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juavanna Johnson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Damont Thomas and Sheree Noele Thomas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 40 on the plan of Phase I, Brookview Subdivision, of record in Instrument No. 20050209-0015100 and Surveyor's Certificate of Correction recorded in Instrument No. 20050826-0102256, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Juavanna Johnson, a single person, by Special Warranty Deed From Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust Asset-Backed Certificates Series 2006-2, of record in Instrument No. 20110621-0047505, in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on June 21, 2011.

Juavanna Johnson is n/k/a Juavanna Johnson-Crawford. Terrance Crawford joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Juavanna Johnson-Crawford.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Brookview Subdivision, as recorded in Instrument No. 20050209-0015100 and Surveyor's Certificate of Correction recorded in Instrument No. 20050826-0102256 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050207-0013977 and amendment in Instrument No(s). 20050311-0027337 and 20050826-0102256.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050208-0014672.

This is improved property located at 3034 Ewingdale Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2020.

Juavanna Johnson-Crawford

Terrance Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juavanna Johnson-Crawford and Terrance Crawford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Public
My Commission Expires: _____

